



Home Inspection Report

Your New Home

**Inspection Date:**

03/16/2019

Prepared For:

Mr. and Mrs. Homeowner

Prepared By:

Porch Light Home Inspections
913-245-1110

Inspector:

James Klutts
InterNACHI Certified
Member #18030614



Scope of Your Inspection

All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the various sections within this report. This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of any building components is performed. Structural elements, wiring, plumbing and all other items and/or conditions behind walls, ceilings, floors, ceramic tile, carpet, soil and other finishes or coverings are disclaimed. The inspection and this report do not, and are not intended to, address code and regulatory compliance, the possible presence of, damage caused by, or danger from asbestos, radon gas, lead paint, urea formaldehyde, fungi, mold, mildew, soil contamination and other indoor and outdoor substances or pollutants.

The full scope and limitations of this inspection are addressed in the Inspection Agreement. A copy of the Inspection Agreement is included in this report. It is the goal of the inspection to put a buyer in a better position to make a buying decision. The purpose of the inspection is to identify major defects (only) in readily accessible (open or openable by hand without the use of tools) and visually observable areas. Not all repairs and/or defects will be identified during the inspection or in this report. Items other than major defects that are listed and/or identified are offered for informational and maintenance purposes only. The inspection should not be considered a guarantee or warranty of any kind. This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to your inspection agreement and the InterNACHI Standards of Practice at www.nachi.org.sop for a full explanation of the scope of this inspection.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of an item, component or unit should be taken in to consideration.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether it was functioning as intended, or not, and will state a reason for not inspecting.

Not Applicable (NA) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection/repair by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

We appreciate the opportunity to be of service to you. Please feel free to contact us if you have any questions or concerns regarding your inspection or this report.

Sincerely,

James Klutts
Owner/ Certified Professional Inspector
Porch Light Home Inspections LLC™

INSPECTION DETAILS

INSPECTION NUMBER 12-0443

CLIENT: Jane and John Doe

LISTING AGENT: Your favorite agent

BUYER AGENT: Your favorite agent

PROPERTY ADDRESS: 1234 Main St. Somewhere, Ks. 66325

DATE AND TIME: 03/16/2019

WEATHER CONDITIONS: Clear - 30 degrees

STRUCTURE DESCRIPTION: Traditional Ranch – 4716 sq. ft. 4 bedroom
– 3 ½ bath – finished basement – Built in 1982.

INSPECTOR – JAMES KLUTTS CERT # 18030614

PORCH LIGHT HOME INSPECTIONS LLC™

913-245-1110

www.porchlighthouseinspections.com

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GENERAL SUMMARY



e-mail – jim@porchlighthomeinspections.com
913-245-1110

Jane and John Doe
1234 Min St
Somewhere, Ks. 66325

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation/repair by a specialist or requires subsequent observation. This Summary is not the entire report. The complete report will include photos and additional information of concern to the customer.
It is recommended that the customer read the complete report.

1. ROOFING SYSTEM

1.3 [Chimney](#)

- Repair or replace.

Chimney cover damaged. Recommend replacement.

Chimney flashing appears to have minor voids. Recommend further evaluation by roofing professional. This is a moisture intrusion issue.

1.4 [Soffits/Fascia/Trim](#)

- Repair or replace.

Fascia damaged by tree, north side of home. Recommend repair/repaint.

Fascia wood rot, damage, rear area near T.V. antennae. Recommend repair/replace.

Upper level north gable fascia wood rot. Recommend repair/replace.

Southwest corner soffit wood rot. Recommend repair/replace.

1.6 [Downspouts](#)

- Repair or replace.

Downspout extensions on rear of home are not connected properly. Loose and inadequate.

Downspouts missing on north side of home. Recommend repair/replace.

All downspouts should have proper splash blocks and extensions to direct rain water away from the foundation.

2. EXTERIOR

2.0 Siding

- Repair or replace

Exterior vent covers broken/missing. Recommend repair/replace.

Siding damage/wood rot on upper level north gable. This damage goes completely through the siding to the attic. Likely caused by squirrels or woodpeckers. This should be repaired promptly as it is giving birds, insects and squirrels access to the attic interior.

2.1 Windows

-Repair or replace

Basement window exterior – rear, frame damage. Recommend replace/repair.

2.3 Stairs/Steps/Porch

-Repair or replace

Front entryway – north – concrete step slopes toward the house. This allows water to drain toward the foundation. Recommend repair/replace.

Concrete pad next to front entryway north has a void at the foundation. This allows water to enter next to the foundation. Recommend repair/replace.

No steps or landing at rear garage door entryway. This is a safety issue, trip hazard.

Both rear entry wood stairways at slider door and French door are inadequate. Poorly constructed. Improper railings. Not properly secured. This is a safety issue/hazard.

2.4 Foundation surface

-Repair or replace

Visible hairline crack in foundation. Although this is common to see in many homes, it is considered a major defect.

2.5 Electrical exterior

Except for one outlet on the south side, all exterior outlets are not GFCI. Current standards recommend that all exterior outlets be GFCI type.

2.6 Plumbing exterior

All hose bibs/spigots are frost free design.

3. SITE ELEMENTS

3.0 Walkway

-Repair or replace

Sidewalk cracked near front entryway. Functional.

3.3 Window wells

-Repair or replace

Window wells have no covers. All window wells should have proper covers to keep moisture out. One window well on northwest corner is constructed of concrete. It is covered with a sheet of plywood, and there appears to be no window installed in the “cutout”. Cutout hole is covered by foam insulation. This window “cutout” is covered by a finished wall in the basement. This is a moisture intrusion issue.

3.5 [Ground slope at foundation](#)

-Repair or replace

Very poor slope at foundation on north side at garage. There is rubber matting on the ground surface. Water in this area is flowing directly at the foundation. Recommend repair.

3.7 [Vegetation](#)

Trees growing much too close to home on north and south sides. Recommend removing these trees promptly as they could cause foundation damage.

4. GARAGE (ATTACHED)

4.8 [Electrical GFCI](#)

-Repair or replace

Electrical receptacles in garage are not GFCI. Current standards recommend that all garage receptacles be GFCI type.

5. ATTIC

5.1 [Ventilation](#)

Screen has come off north gable vent. This allows insects and birds access to the attic. Recommend repair.

Home has attic fan installed in main level hallway. Switch/timer for this fan could not be located.

6. INTERIOR ELEMENTS

6.0 [Walls and Ceilings](#)

Kitchen ceiling and west bedroom ceiling show signs of previous moisture intrusion. Though these areas tested dry at time of inspection, they should be monitored.

6.2 [Stairs and Railings](#)

-Repair or replace

Improper baluster spacing on railing at basement stairs. Balusters should be spaced no more than 4" apart. This is a fall hazard for a small child.

6.5 [Detectors](#)

-Repair or replace

Only one smoke detector found present in home. Recommend additional smoke detectors throughout. Recommend Carbon Monoxide detector in attached garage and basement.

7. KITCHEN

7.1 [Electrical/GFCI](#)

-Repair or replace

Existing outlets in kitchen are not GFCI type. Current standards recommend that all outlets within 6' of a plumbing fixture be GFCI type.

7.4 [Ventilator](#)

Kitchen has no range/stove vent hood.

8. BATHROOM(S)

8.0 Sinks

-Repair or replace

"Right side facing" sink in master bath has very low water pressure.

8.1 Toilet

-Repair or replace

Toilet in master bath is loose at floor connection.

8.4 Ventilation

Bathroom vents are vented in to the attic. These vents should extend through a proper roof vent.

9. FOUNDATION/SUB-STRUCTURE

9.0 Foundation walls

-Repair or replace

As noted before, there is a hairline crack in the north foundation wall. This crack was not visible from the interior.

An additional hairline crack is visible from the interior in the "wood shop" area, north of the electrical panel.

Although hairline cracks are not uncommon to see, they are considered a major concern/defect.

Recommend further evaluation by foundation professional.

Several "cutouts" were observed in the top of the foundation walls. These are common to see when a house, or portions of a house are moved from another location and placed on an existing foundation.

These cutouts appear to be improperly filled and sealed. Recommend further evaluation by foundation professional.

9.5 Water Penetration

Trim at bottom of closet door in basement shows previous moisture.

9.6 Sump pump

-Repair or replace

Sump pump tested operational. Pump alarm was malfunctioning at time of inspection. Recommend replacing sump pump with a unit that has a built-in alarm.

10. ELECTRICAL SYSTEM

10.2 Main panel

-Repair or replace

Open breaker "knock out" in main panel breaker cover. Electrical hazard.

Panel door does not close properly.

10.4 Devices

Exposed wiring in ceiling area in "wood shop". This is an electrical hazard.

Numerous receptacles in basement not connected to junction box. Hanging loose with no outlet covers. This is an electrical hazard.

Junction box at attic entrance has no cover. Electrical hazard.

No attic lighting. Safety hazard.

Open light fixture in basement ceiling. Electrical hazard.

11. PLUMBING SYSTEM**11.4 [Laundry washer/dryer](#)****-Repair or replace**

Recommend burst proof lines for all washer connections.

12. WATER HEATERS**12.3 [Safety valve provisions](#)****-Repair or replace**

Recommend adding thermal expansion tanks to both water heaters. This has been a U.S. requirement since 2012 on all water heater installations.

13. HEATING SYSTEM**13.5 [Return air filter](#)****-Repair or replace**

Air filter is dirty. Recommend replacement monthly.

14. COOLING SYSTEM**14.5 [Thermostat](#)**

Cooling unit was not tested. Per standard operating procedure, cooling systems are not to be tested when outside air temperature is below 65 degrees. Temp. at time of inspection was 30 degrees.

**DUE TO EXISTING FINISH MATERIAL, FUNITURE, HOMEOWNER
BELONGINGS AND CLUTTER, VARIOUS ASPECTS OF THIS HOME WERE
NOT VISIBLE TO INSPECT.**

**THE FOLLOWING IS A MORE DETAILED FOLLOW UP TO THE GENERAL
SUMMARY, INCLUDING PHOTOS.**

1. ROOFING SYSTEM

		Style/Material	IN	RR	NI	NA
1.0	ROOF COVERING	Asphalt Shingle	X			
1.1	EXPOSED FLASHINGS	Aluminum		X		
1.2	PLUMBING/VENT STACKS		X			
1.3	CHIMNEYS	Stone/Mason		X		
1.4	SOFFITS/FASCIAS/TRIM	Wood		X		
1.5	GUTTERS	Aluminum	X			
1.6	DOWNSPOUTS	Aluminum		X		

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IN RR NI NA

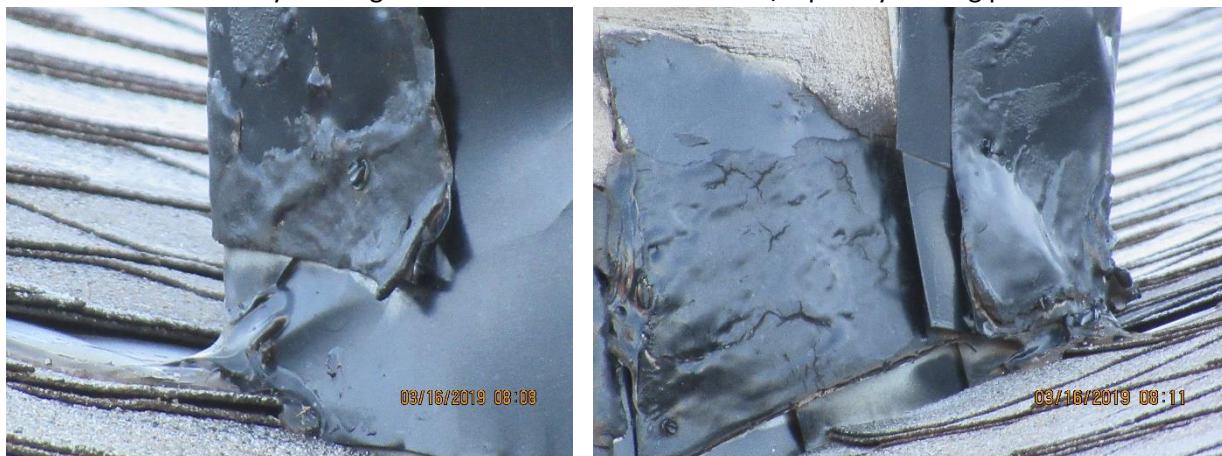
ROOFING OBSERVATIONS

1.3 CHIMNEY

One chimney cover damaged. Recommend replacement.

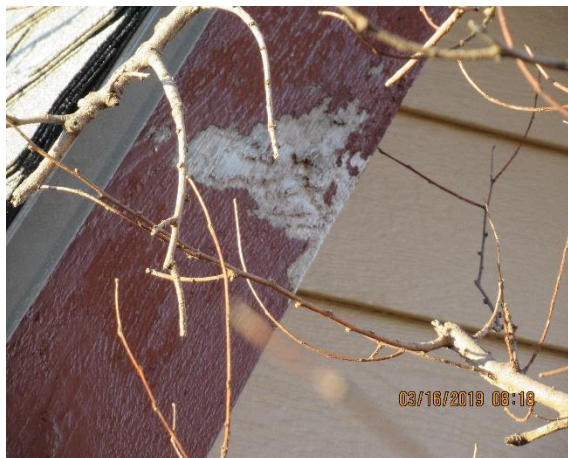


Minor voids in chimney flashing. Recommend further evaluation/repair by roofing professional.



1.4 SOFFITS/FASCIA/TRIM

Fascia damaged by tree, north side.



Fascia wood rot, damage, rear area near T.V. antennae.



Upper level north gable fascia wood rot.



Southwest corner soffit wood rot.



1.6 DOWNSPOUTS

Downspout extensions on rear of home are not connected properly. Loose and inadequate.



Downspouts missing on north side at attached garage.

NOTE:

The evaluation of a roof is primarily a visual assessment based on general roofing appearances. - The verification of actual roofing materials, installation methods or roof age is generally not possible. - All roofs have a finite life and will require replacement at an indeterminate time. Any roof defect can result in leakage, mold and subsequent damage. Conditions such as hail damage, manufacturing defects, proper nailing methods or underlays are not readily detectible during a home inspection.

Chimneys / Liners / Flues: Inspection of all chimneys are limited to exterior components unless otherwise stated. - It is recommended that a Level 2 evaluation of all chimneys and flues be conducted by a qualified chimney sweep.

2. EXTERIOR

		Style/Material	IN	RR	NI	NA
2.0	SIDING	Engineered Wood		X		
2.1	WINDOWS			X		
2.2	DOORS - EXTERIOR	Solid wood/rear slider/metal	X			
2.3	STAIRS/STEPS/PORCH	Concrete/Wood		X		
2.4	FOUNDATION SURFACE	Concrete		X		
2.5	ELECTRICAL - EXTERIOR		X			
2.6	PLUMBING - -EXTERIOR		X			
2.7	DECK					X

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IN RR NI NA

EXTERIOR OBSERVATIONS

2.0 SIDING

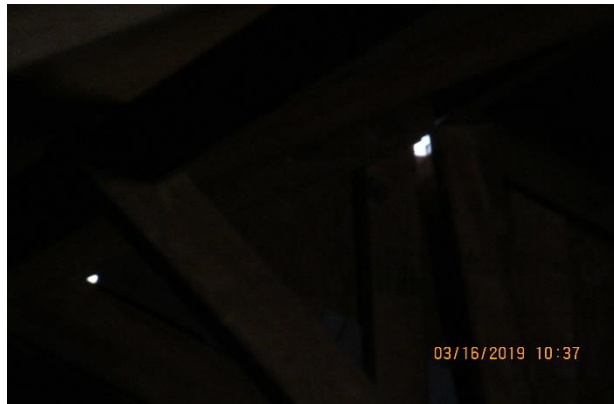
Exterior vent covers broken/missing.



Siding damage/wood rot on upper level north gable. This damage goes through to the attic interior. Possibly caused by woodpeckers or squirrels.



Attic view. Daylight shining through.



2.1 WINDOWS

Window frame damage. Basement window rear. Exterior.

**2.3 STAIRS/STEPS/PORCH**

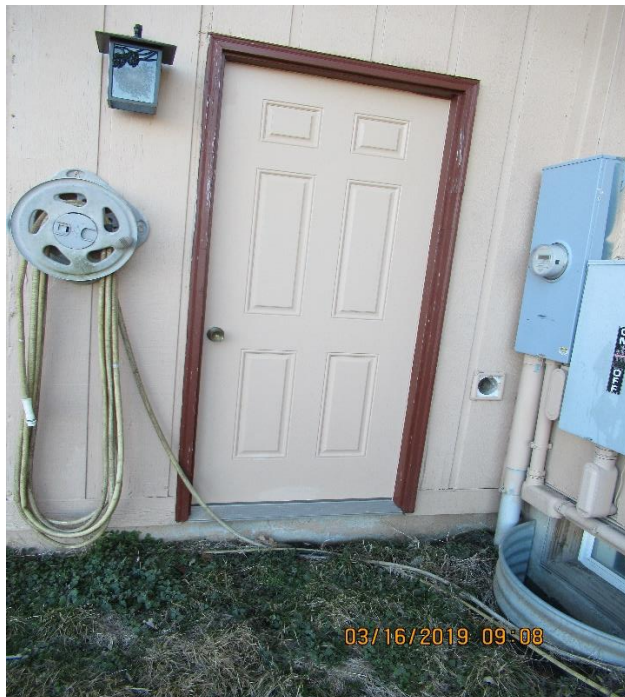
Front entryway – north – concrete step slopes towards the house. Moisture intrusion/wood rot issue.



Concrete pad next to front entryway north has a void at foundation. Moisture, wood rot issue.



No steps or landing at rear entry to garage. Trip hazard.



Both rear entry wood stairways at slider door and French door are inadequate. Poorly constructed. Improper railings. Not properly secured. Safety hazard.



2.4 FOUNDATION SURFACE

Visible hairline crack in foundation. North side rear.



2.5 ELECTRICAL EXTERIOR

Service line is below ground. North wall rear.

With the exception of one exterior outlet on the south side, all exterior outlets are not GFCI. Current standards require all exterior outlets to be GFCI type.

2.6 PLUMBING - EXTERIOR

All hose spigots, front and rear are frost free design. Good.

2.7 DECK

No existing deck.

NOTE:

This inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, pools, spas and/or other recreational items.

3. SITE ELEMENTS

		Style/Material	IN	RR	NI	NA
3.0	WALKWAY	Concrete		X		
3.1	DRIVEWAY	Gravel	X			
3.2	PATIO	Concrete	X			
3.3	WINDOW WELLS			X		
3.4	SUB-GRADE ENTRY					X
3.5	GROUND SLOPE AT FOUNDATION			X		
3.6	SITE GRADING		X			
3.7	VEGETATION			X		

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IN RR NI NA

SITE ELEMENT OBSERVATIONS

3.0 WALKWAY

Sidewalk cracked near front entryway. Functional.

3.3 WINDOW WELLS

Window wells have no covers. Moisture intrusion issue. Window wells should always have a cover to direct water away from the foundation.

One window well on northwest corner, rear, is constructed of concrete. It is covered with a sheet of plywood. Upon further inspection, there appears to be no window installed in the foundation "cutout". Cutout hole is cover with foam insulation. This window "cutout" is covered by a finished wall in the basement. This is a serious moisture intrusion issue.



3.4 SUB-GRADE ENTRY

N/A. Home has no sub-grade entryway.

3.5 GROUND SLOPE AT FOUNDATION

Very poor slope at foundation on north side at garage. There appears to be some sort of rubber matting laid out on the ground surface. Water in this area is flowing directly at the foundation. This is a serious moisture intrusion issue.



3.6 SITE GRADING

Other than the poor slope, detailed in 3.5, the remaining site grading is fair to good.

3.7 VEGETATION

Trees allowed to grow much too close to the house on north and south sides. These trees need to be removed promptly, before they cause damage to the foundation.



NOTE:

- Inspection of the site elements is intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the structure only for conditions and issues that may have an impact on the structure. - Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. - Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems.

4. GARAGE

ATTACHED

		Style/Material	IN	RR	NI	NA
4.0	ROOFING		X			
4.1	SIDING			X		
4.2	EXPOSED FRAMING		X			
4.3	CEILINGS AND WALLS		X			
4.4	GARAGE FLOOR		X			
4.5	VEHICLE DOOR(S)		X			
4.6	DOOR OPERATORS		X			
4.7	HOUSE/SERVICE DOOR		X			
4.8	ELECTRICAL GFCI			X		
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GARAGE OBSERVATIONS**4.0 ROOFING**

Since this is an attached garage see Roofing section 1.0 for details.

4.1 SIDING

Since this is an attached garage see Exterior section 2.0 for details.

4.6 DOOR OPERATORS

Garage door opener functional, with functioning safety sensors.

4.8 ELECTRICAL GFCI

Electrical receptacles in garage tested functional but are not GFCI type.

-Although GFCI receptacles were not required when this home was built, it is recommended that all garage receptacles be GFCI type.

NOTE:

- Garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation. - Any areas obstructed at the time of inspection should be cleared and checked prior to closing. - This inspection does not include an evaluation of the adequacy of the fire/carbon monoxide separation assemblies between the garage and living areas or whether such assemblies comply with any specific requirements. - The storage of combustibles in a garage creates a potential hazard including the possible ignition of vapors and should be restricted. - Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. - Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

5. ATTIC

		Style/Material	IN	RR	NI	NA
5.0	ROOF FRAMING/DECKING	Wood frame / plywood decking	X			
5.1	VENTILATION	Gable vents		X		
5.2	INSULATION	Sheet/mat insulation	X			
5.3	ATTIC ACCESS	Master bedroom closet	X			

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IN RR NI NA

ATTIC OBSERVATIONS

5.1 VENTILATION

Gable vents visible – not covered. Good.

Screen has come off north gable vent. This allows insects and birds to access the attic.

Home has attic fan installed in main level hallway. Switch/timer for this fan could not be located.

5.2 INSULATION

Ceiling insulation is adequate. Approx. R30.

-There is no insulation on the roof decking (attic ceiling). Although this is common to see, adding insulation to the roof decking is very beneficial. Not only will it increase energy savings, it will prolong the life of your exterior roofing. Attic insulation should never cover any roof or gable vents.

5.3 ATTIC ACCESS

Attic is easily accessible via hatch in master bedroom closet.

NOTE:

- The inspection of attic areas and the roof structure is limited to readily visible and accessible elements.
- Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., many elements and areas are often at least partially concealed from view and cannot be inspected.
- This inspection does not include an evaluation of the adequacy of the roof structure to support load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders or the operation of thermostatically controlled fans.

6. INTERIOR ELEMENTS

		Style/Material	IN	RR	NI	NA
6.0	WALLS AND CEILINGS	DRYWALL		X		
6.1	FLOORS	TILE/CARPET/WOOD	X			
6.2	STAIRS AND RAILINGS			X		
6.3	WINDOWS		X			
6.4	INTERIOR DOORS		X			
6.5	DETECTORS	BATTERY OPERATED (1)		X		

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IN RR NI NA

INTERIOR ELEMENT OBSERVATIONS

6.0 WALLS AND CEILINGS

Kitchen ceiling and west bedroom ceiling showed previous moisture intrusion. These areas tested dry at inspection.



6.2 STAIRS AND RAILINGS

Balusters on railing at basement stairs have improper spacing. Baluster spacing should be no wider than 4" between balusters. This is a fall hazard for a small child.



6.5 DETECTORS

- One smoke detector noted as present but not sounded or inspected.
- Recommend the installation of additional smoke detectors at each level and bedroom of the home.
- Recommend the installation of Carbon Monoxide (CO) detectors in homes with gas/oil fired appliances. Placement should be in accordance with manufacturer recommendations.
- Recommend the installation of Carbon Monoxide (CO) detectors in homes with wood and gas burning Fireplaces. Placement should be in accordance with manufacturer recommendations.
- Recommend the installation of Carbon Monoxide (CO) detectors in homes with attached garages. - Recommend the replacement of smoke detectors every 10 years or per the manufacturer's recommendations.

NOTE:

The home inspector shall observe:

- Walls, ceilings, and floors.
- Steps, stairways, balconies, and railings;
- Counters and a representative number of installed cabinets; and
- A representative number of doors and windows.

The home inspector shall:

- Operate a representative number of windows and interior doors.
- Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe:

- Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;
- Carpeting, draperies, blinds, or other window treatments.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

- The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view.

Please be aware that the inspector has your best interest in mind. - Any repair items mentioned in this report should be taken in to consideration. - It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. KITCHEN

		Style/Material	IN	RR	NI	NA
7.0	PLUMBING/SINKS		X			
7.1	ELECTRICAL/GFCI			X		
7.2	OVEN/RANGE	ELECTRIC			X	
7.3	DISHWASHER				X	
7.4	VENTILATOR			X		
7.5	DISPOSAL		X			
7.6	CABINETRY/COUNTERS		X			

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IN RR NI NA

KITCHEN OBSERVATIONS

7.1 ELECTRICAL GFCI

-Electrical outlets in kitchen are not GFCI type.

Though this is not uncommon to see in a home of this age, all outlets within 6' of a plumbing fixture should be GFCI type. This is a safety issue.

Oven range and dishwasher not inspected.

7.4 VENTILATOR

Range/stove has no vent hood

NOTE: - Inspection of the kitchen is limited to visible and readily accessible elements.

- The inspection of appliances is limited to a check of the operation of a basic representative cycle or mode and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories and full appliance features (i.e., all cycles, modes, and controls).
- Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and icemakers are generally excluded.
- Operation of all appliances should be confirmed prior to closing.
- Obtain all operating instructions from the owner or manufacturer and have the unit function demonstrated operation, if possible.
- Follow manufacturers' use and maintenance guidelines and periodically check all units for leakage or other malfunction.

8. BATHROOM(S)

		Style/Material	IN	RR	NI	NA
8.0	SINKS			X		
8.1	TOILET			X		
8.2	TUB		X			
8.3	SHOWER		X			
8.4	VENTILATION			X		
8.5	ELECTRICAL/GFCI		X			

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BATHROOM(S) OBSERVATIONS

8.0 SINKS

"Right side facing" sink in master bath has very low water pressure.

8.1 TOILET

Toilet in master bath loose at floor connection.

8.4 VENTILATION

Bathroom vents are vented in to the attic. These vents should extend through the roof.



FOUNDATION/SUB-STRUCTURE

		Style/Material	IN	RR	NI	NA
9.0	FOUNDATION WALLS	CONCRETE		X		
9.1	COLUMNS OR PIERS				X	
9.2	BASEMENT FLOOR	CONCRETE SLAB	X			
9.3	FLOOR FRAMING	STANDARD 2 X 10 JOISTS	X			
9.4	MAIN BEAMS		X			
9.5	WATER PENETRATION			X		
9.6	SUMP PUMP			X		
9.7	RADON MITIGATION SYSTEM					X

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IN RR NI NA

FOUNDATION OBSERVATIONS

9.0 FOUNDATION WALLS

-As noted previously in 2.4 "Foundation Surface", there is a hairline crack in the north basement wall. This crack was not visible from the inside due to finished areas and clutter.

An additional hairline crack was visible on an interior foundation wall in the "wood shop" area, north of the electrical panel. This area showed no moisture intrusion at time of inspection.



Although hairline foundation cracks are not uncommon, they are considered a major defect/concern. Recommend further evaluation/repair by professional foundation expert.

Several “cutouts” were observed in the top of the foundation walls. These are common to see when a house, or portions of a house are moved from another location and placed on an existing foundation. The visible cutouts appear to be improperly filled and sealed.

EXTERIOR AT NORTH SIDE OF GARAGE



INTERIOR VIEW FROM “WOOD SHOP” AREA



INTERIOR VIEW FROM "WOOD SHOP" AREA



These "cutouts" appear to be improperly filled and sealed.

9.1 COLUMNS OR PIERS

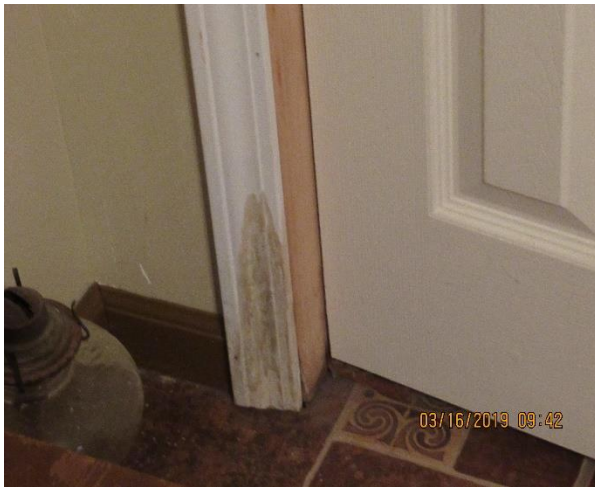
Due to existing finish material, columns were not visible to be inspected.

9.4 MAIN BEAMS

Due to existing finish material, main beams were not completely visible to be inspected.

9.5 WATER PENETRATION

Trim at bottom of closet door in basement showed signs of previous moisture.

**9.6 SUMP PUMP**

-Although the sump pump tested operational, the pump alarm was malfunctioning at time of inspection.



NOTE:

- Inspection of the substructure and foundation is limited to readily visible and accessible elements.
- Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, sinking, rising or shifting for any reason or verification of prior water penetration or predictions of future conditions.
- This inspection is not an engineering evaluation, a design analysis or a structural adequacy study related to high-wind or seismic restraint requirements. All foundations are subject to settlement and movement.
- Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration.
- Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns.
- Insulation and other materials obstructing structural components are not removed or disturbed and obstructed elements or inaccessible areas should be inspected when limiting conditions are removed.

10. ELECTRICAL SYSTEM

		Style/Material	IN	RR	NI	NA
10.0	SERVICE ENTRANCE CONDUCTORS		X			
10.1	SERVICE GROUNDING				X	
10.2	MAIN PANEL/ DISCONNECT			X		
10.3	DISTRIBUTION PANELS					X
10.4	DEVICES			X		
IN = INSPECTED RR = REPAIR/REPLACE NI = NOT INSPECTED NA = NOT APPLICABLE			IN	RR	NI	NA

SERVICE ENTRANCE – NORTH SIDE. BELOW GROUND ENTRY

MAIN SERVICE PANEL LOCATION – BASEMENT WALL IN “WOOD SHOP”

PANEL CAPACITY – 200 AMPS.

PANEL TYPE – CIRCUIT BREAKERS.

SERVICE DISCONNECT – SINGLE DISCONNECT AT MAIN PANEL AND EXTERIOR SERVICE ENTRANCE.

DISTRIBUTION WIRING – VISIBLE WIRING IS COPPER, STANDARD ROMEX

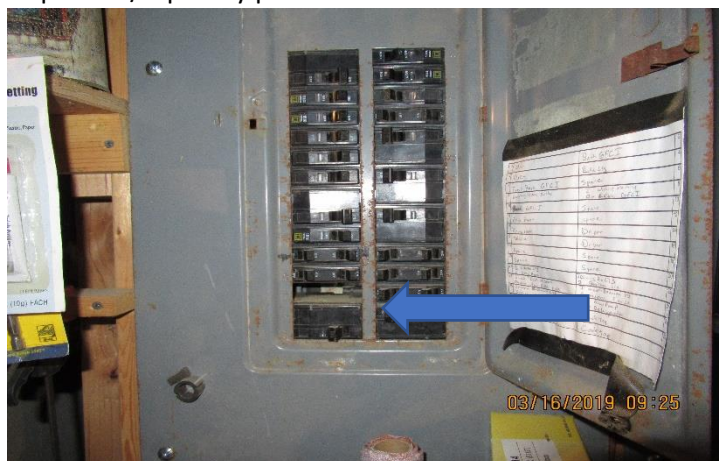
ELECTRICAL SYSTEM OBSERVATIONS

10.1 SERVICE GROUNDING

-Service grounding not inspected – not visible.

10.2 MAIN PANEL

-Open breaker “knock out” in main panel breaker cover. This is an electrical hazard. Recommend inspection/repair by professional electrician. Panel door does not shut properly.

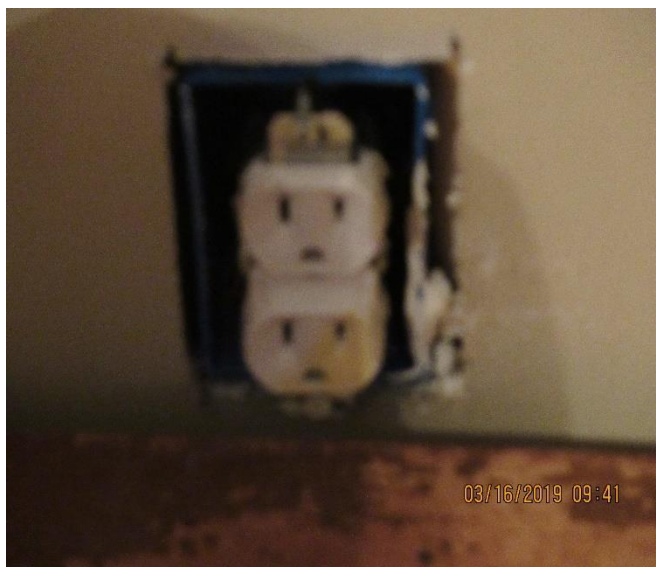


10.4 DEVICES

Open wiring, no junction box. "Wood shop" area. Electrical hazard.



Numerous receptacles in basement not connected to junction box. Hanging loose. No covers. Electrical hazard.



Junction box at attic entrance has no cover. No attic lighting.



Open light fixture. Basement ceiling.



NOTE: - The inspection of the electric systems is limited to readily visible and accessible elements. - Wiring and other components concealed from view for any reason cannot be inspected. - The identification of inherent material defects or latent conditions is not possible. - The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. - Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. - No assessment can be made of electric loads, system requirements or adequacy, circuit distribution or accuracy of circuit labeling. - Inspection of GFCI's and AFCI's is limited to the built-in test functions. - Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring and site lighting are not included in this inspection. - GFCIs are recommended for all areas that have wet conditions (e.g., kitchens, bathrooms, garages and exteriors). - AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. - The regular testing of GFCIs and AFCIs using the built-in test function is recommended. - Recommend tracing and labeling of all circuits or confirm current labeling is correct. - Any/all electric defects, capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

11. PLUMBING SYSTEM

		Style/Material	IN	RR	NI	NA
11.0	PLUMBING WATER SUPPLY AND DISTRIBUTION	COPPER	X			
11.1	PLUMBING DRAIN, WASTE AND VENT SYSTEM	PVC/STEEL	X			
11.2	MAIN WATER SHUT-OFF		X			
11.3	GAS PIPING					X
11.4	LAUNDRY WASHER/DRYER		X			
11.5	DRYER VENT				X	

IN = INSPECTED RR = REPAIR/REPLACE NI = NOT INSPECTED NA = NOT APPLICABLE

IN RR NI NA

PLUMBING SYSTEM OBSERVATIONS

MAIN WATER SHUT OFF VALVE LOCATED ON EAST BASEMENT WALL

DUE TO EXISTING FINISH MATERIAL, MUCH OF THE PLUMBING DISTRIBUTION COULD NOT BE INSPECTED. AREAS THAT WERE ACCESSIBLE SHOWED NO ISSUES OR LEAKS,

11.4 LAUNDRY WASHER/DRYER

-Recommend burst-proof lines for all washer connections.

11.5 DRYER VENT

Due to existing finish material, dryer vent could not be visually inspected.

Recommend annual inspection and cleaning of dryer vent for proper ventilation and fire safety.

NOTE:

- The inspection of the plumbing system is limited to readily visible and accessible elements.
- Most piping is concealed from view and cannot be inspected. There is a possibility of latent /concealed defects.
- Material descriptions are based on a limited/random check of representative components. It is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.
- This inspection does not include verification of the type of water supply or waste disposal, analysis of water quantity or quality, inspection of private onsite water supply or sewage (waste disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns or a leak test of gas/fuel piping or storage systems.
- The function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers, laundry standpipes, vent pipes, floor drains, fixture overflows and similar features generally are not evaluated.

12. WATER HEATERS (2)

		Style/Material	IN	RR	NI	NA
12.0	WATER HEATERS	ELECTRIC (2)	X			
12.1	VENT CONNECTIONS		X			
12.2	GAS/FUEL LINES AT UNIT		X			
12.3	SAFETY VALVE PROVISIONS			X		

IN = INSPECTED RR = REPAIR/REPLACE NI = NOT INSPECTED NA = NOT APPLICABLE

IN RR NI NA

WATER HEATERS – (2) – MANUFACTURED BY A.O. SMITH. MANUFACTURED DATE = 2006 - CAPACITY – 52 GAL.

WATER HEATER OBSERVATIONS

12.0 WATER HEATER

-Water heaters appear to be functioning properly at this time.

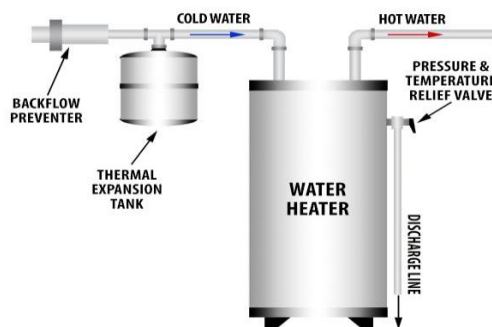
12.3 SAFETY VALVE PROVISIONS

-Water heaters have no thermal expansion tanks.

Although a thermal expansion tank was likely not required when this unit was installed, they have been a requirement on all installations since 2012.

A thermal expansion tank protects the unit from damage and early failure. Recommend installation of thermal expansion tanks by plumbing professional.

TYPICAL RESIDENTIAL INSTALLATION



Note:

- The adequacy of the hot water supply or temperature was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures.
- TPRV valves are not operated during a home inspection but should be checked regularly for proper operation.
- Hot water temperature generally should not exceed 120 degrees F at any fixture. Elevated temperatures should be corrected.

13. HEATING SYSTEM

		Style/Material	IN	RR	NI	NA
13.0	HEATING UNIT	ELECTRIC	X			
13.1	COMBUSTION AIR PROVISIONS		X			
13.2	VENT CONNECTION		X			
13.3	FUEL LINES AT UNIT		X			
13.4	THERMOSTAT		X			
13.5	RETURN AIR FILTER			X		
13.6	CONDENSATE RECOVERY		X			
IN = INSPECTED RR = REPAIR/REPLACE NI = NOT INSPECTED NA = NOT APPLICABLE			IN	RR	NI	NA

HEATING SYSTEM UNIT MANUFACTURED BY CARRIER – DATE OF MANUFACTURE = 2006

THERMOSTAT LOCATION – MAIN LIVING LEVEL HALLWAY.

HEATING SYSTEM OBSERVATIONS

13.0 HEATING UNIT

Furnace functioning properly at time of inspection.

13.5 RETURN AIR FILTER

Return air filter dirty. Recommend replacement.

Return air filters should be replaced monthly, or per manufacturer's recommendations.

NOTE:

- The inspection of heating systems is limited to readily visible and accessible elements.
- This inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance evaluation, chimney flue inspection, draft test, solar system inspection or fuel tank inspection.
- Portable units and system accessories/add-on components such as electronic air cleaners and humidifiers are not inspected unless specifically indicated.
- The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures or operation of full system features (i.e., all cycles, modes, and controls).
- Regular heating system (annual) maintenance is required.
- Filters need to be replaced/cleaned on a regular (monthly) basis, and periodic duct cleaning may be required.

Chimneys / Liners / Flues - Inspection of all chimneys are limited to exterior components unless otherwise stated.

- It is recommended that a Level 2 evaluation of all chimneys and flues be conducted by a qualified chimney contractor prior to closing.

14. COOLING SYSTEM

		Style/Material	IN	RR	NI	NA
14.0	COOLING UNIT	CENTRAL AIR - ELECTRIC	X			
14.1	BLOWER/FAN		X			
14.2	CONDENSER/COMPRESSOR		X			
14.3	DUCTWORK	SHARED W/HEATING SYSTEM	X			
14.4	CONDENSATE PROVISIONS		X			
14.5	THERMOSTAT				X	

IN = INSPECTED RR = REPAIR/REPLACE NI = NOT INSPECTED NA = NOT APPLICABLE IN RR NI NA

CENTRAL AIR UNIT MANUFACTURED BY GIBSON/NORDYNE. MANUFACTURED DATE = 2009
UNIT IS LOCATED ON SOUTH SIDE OF HOME.

COOLING SYSTEM OBSERVATIONS

14.0 COOLING UNIT

Central air unit not tested.

14.5 THERMOSTAT

-Per standard operating procedures, cooling systems are not to be tested if outside temperature is below 65 degrees. Temperature at time of inspection was 30 degrees.

NOTE: - The inspection of cooling systems is limited to readily visible and accessible elements. - This inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check or refrigerant level evaluation. - Portable units or add-on components such as electronic air cleaners are not inspected unless specifically indicated. - The function check of the cooling system is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution, temperature readings or operation of full system features (i.e., all cycles, modes, and controls). - Regular cooling system (annual) maintenance is required. - Filters need to be replaced/cleaned on a regular (monthly) basis, and periodic duct cleaning may be required.

WISHING YOU NOTHING BUT HAPPINESS IN YOUR NEW HOME!!

PORCH LIGHT HOME INSPECTIONS LLC™

Home inspectors are not required to report on the following:

- Life expectancy of any component or system; - The causes of the need for a repair; - The methods, materials, and costs of corrections; - The suitability of the property for any specialized use; - Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; - The market value of the property or its marketability; - The advisability or inadvisability of purchase of the property; - Any component or system that was not observed; - The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to:

- Offer warranties or guarantees of any kind; - Calculate the strength, adequacy, or efficiency of any system or component; - Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; - Operate any system or component that is shut down or otherwise inoperable; - Operate any system or component that does not respond to normal operating controls; - Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; - Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; - Determine the effectiveness of any system installed to control or remove suspected hazardous substances; - Predict future condition, including but not limited to failure of components.

AT PORCH LIGHT HOME INSPECTIONS, CUSTOMER SATISFACTION IS OUR TOP PRIORITY. IF YOU HAVE ANY QUESTIONS OR CONCERNS REGARDING YOUR INSPECTION, OR THIS REPORT, FEEL FREE TO CONTACT ME. I'M HAPPY TO HELP IN ANY WAY I CAN!

Thank you!

Jim Klutts Owner/CPI

PORCH LIGHT HOME INSPECTIONS LLC™

JAMES KLUTTS - CERTIFIED PROFESSIONAL INSPECTOR

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